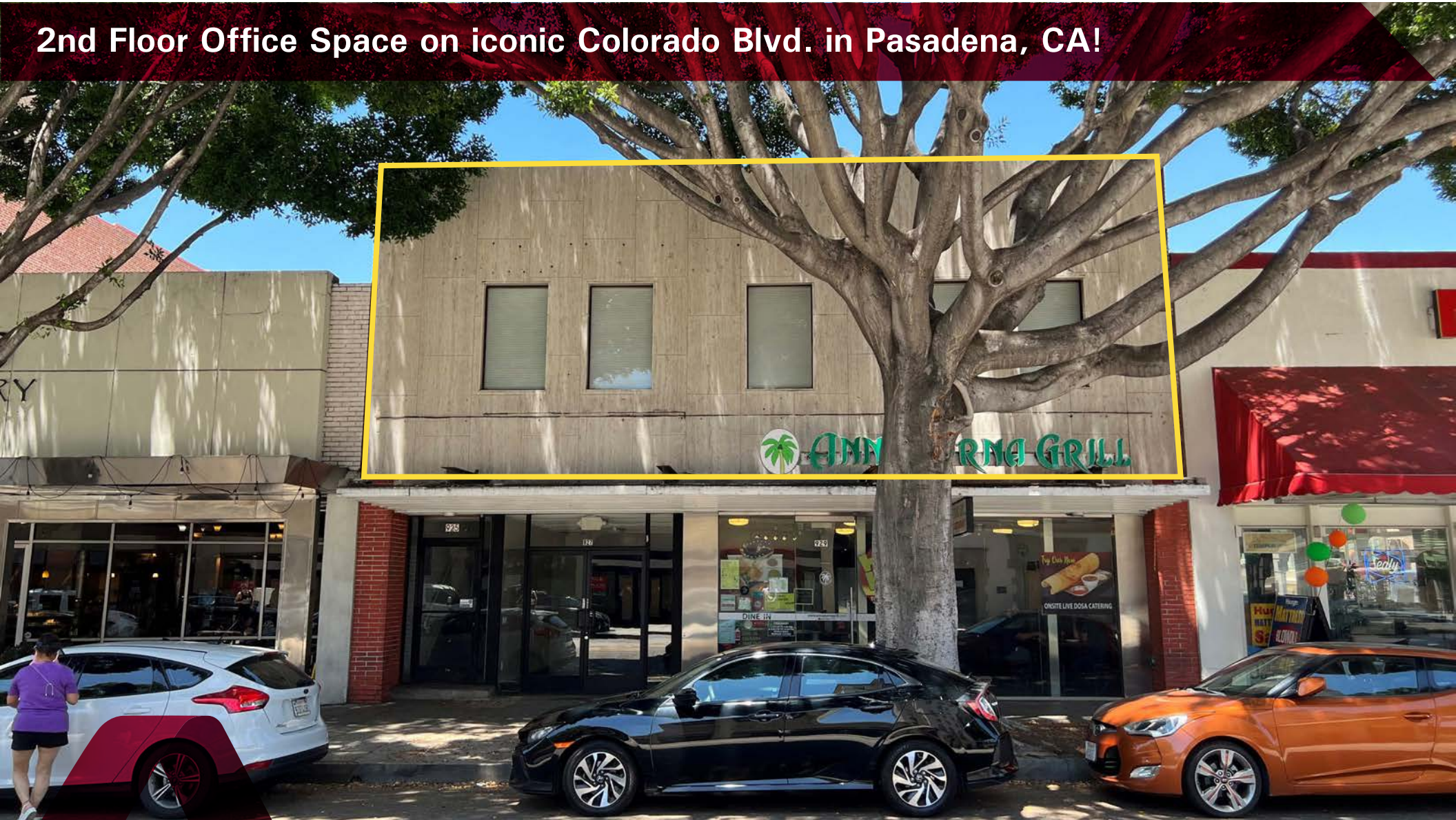


— 9 2 5 —  
E. COLORADO BLVD  
PASADENA CA 91106

2nd Floor Office Space | **FOR LEASE**

2nd Floor Office Space on iconic Colorado Blvd. in Pasadena, CA!





# 9 2 5

## E. COLORADO BLVD PASADENA CA 91106

## 2nd Floor Office Space | FOR LEASE

Property Information

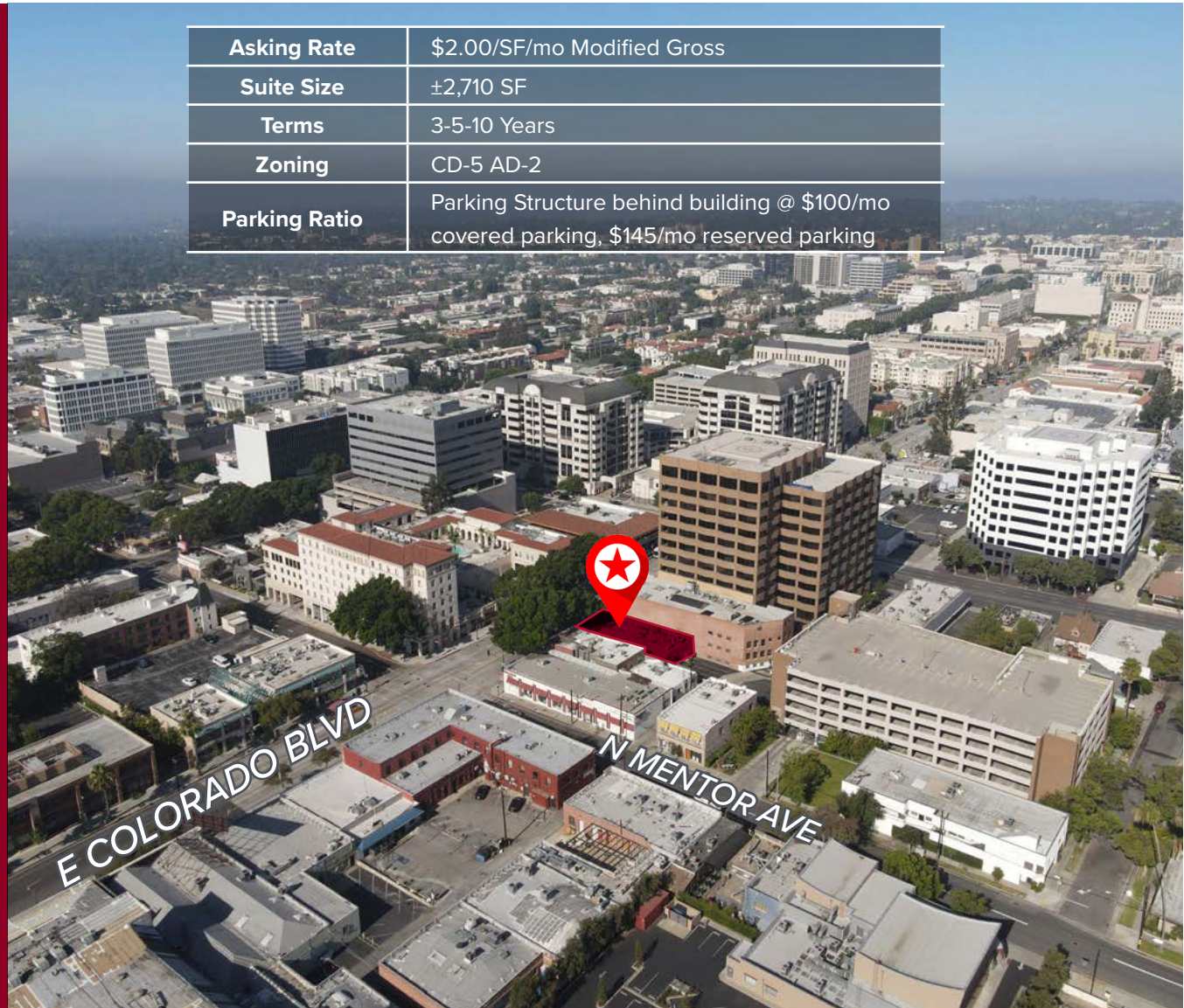
### PROPERTY HIGHLIGHTS

- ▶ 2 main offices, 2 restrooms, kitchen, large creative open space.
- ▶ Tons of natural light.
- ▶ Two large multi-story parking structures within 50 yards.
- ▶ Excellent Exposure and Signage opportunity on the front and back of building with 40 feet of frontage on highly trafficked Colorado Blvd.
- ▶ CD-5 AD-2 zoning allows for a multitude of uses including office, retail, medical office, day care, animal services, personal services and R&D to name a few.

### LOCATION HIGHLIGHTS

- ▶ Located in the heart of Pasadena's desirable Play House Village/District
- ▶ Just steps from one of the busiest intersections of Colorado Blvd and Lake Ave in Pasadena's Central Business District
- ▶ Walkers Paradise with walk score of 98
- ▶ Walking distance to the Metro Gold Line and the 210 Freeway
- ▶ Densely populated thoroughfare benefiting from Excellent Pedestrian and Vehicle traffic
- ▶ Directly across the street from newly opened and renovated 4-star Pasadena Hotel

Asking Rate	\$2.00/SF/mo Modified Gross
Suite Size	±2,710 SF
Terms	3-5-10 Years
Zoning	CD-5 AD-2
Parking Ratio	Parking Structure behind building @ \$100/mo covered parking, \$145/mo reserved parking



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PASADENA



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Property Summary

Lee & Associates – Pasadena and RBS Realty have teamed up as exclusive listing agents and are pleased to present the opportunity to lease 2,710 SF of office space located at 925 E Colorado Blvd. in Pasadena, CA. Call listing brokers Mauricio Olaiz 626.841.1864 or Monique Berry 424.359.0114 for a tour or more information.



**CONTACT  
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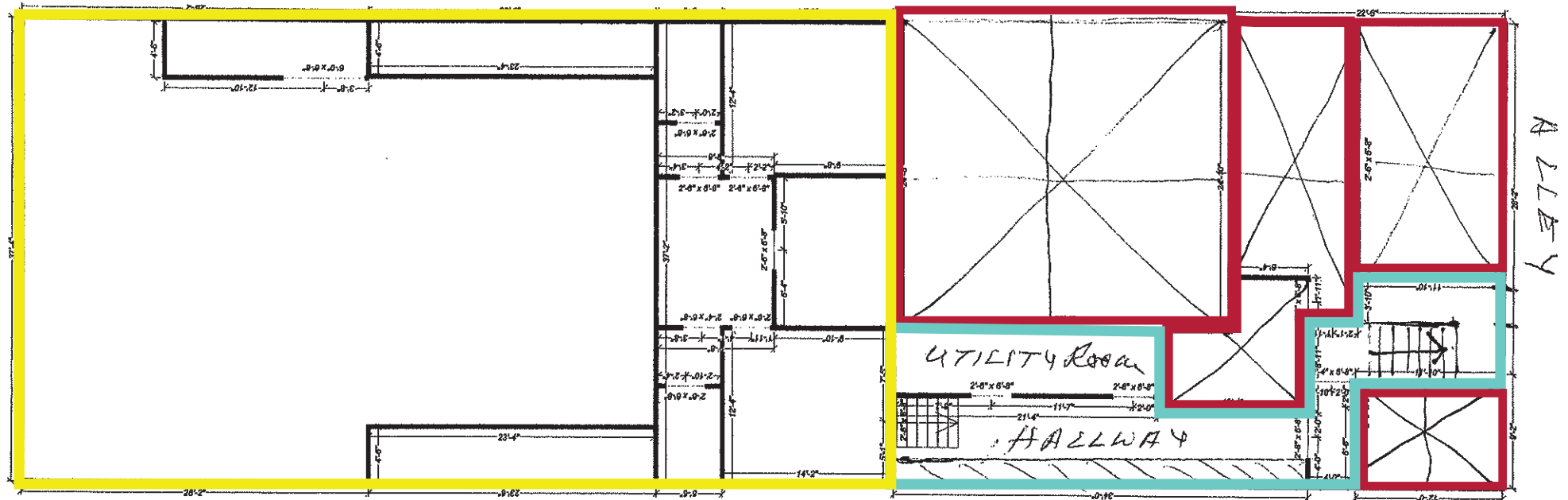
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Floor Plan



**LEGEND**

- Rentable Space
- Common Area
- Not a Part

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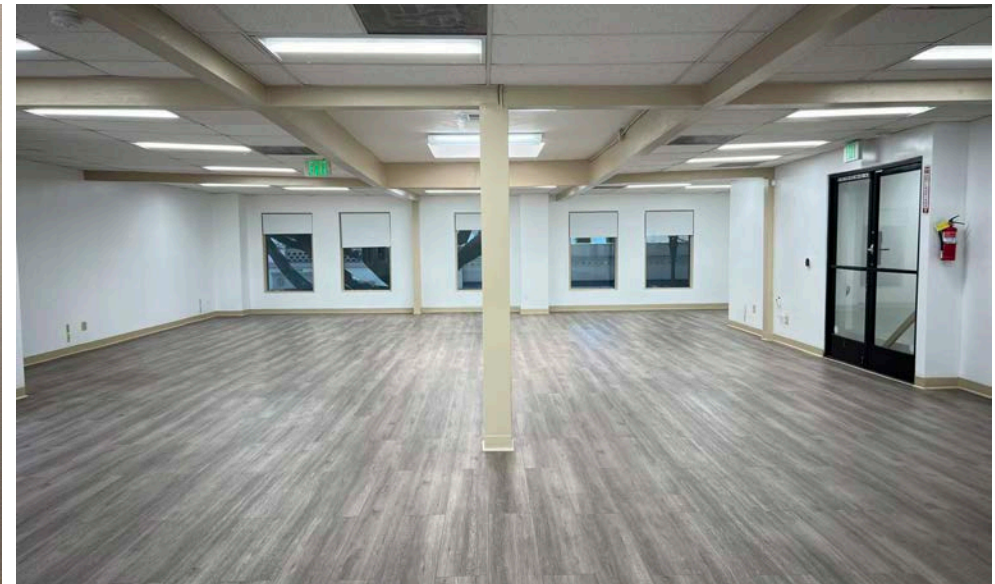
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Interior Photos



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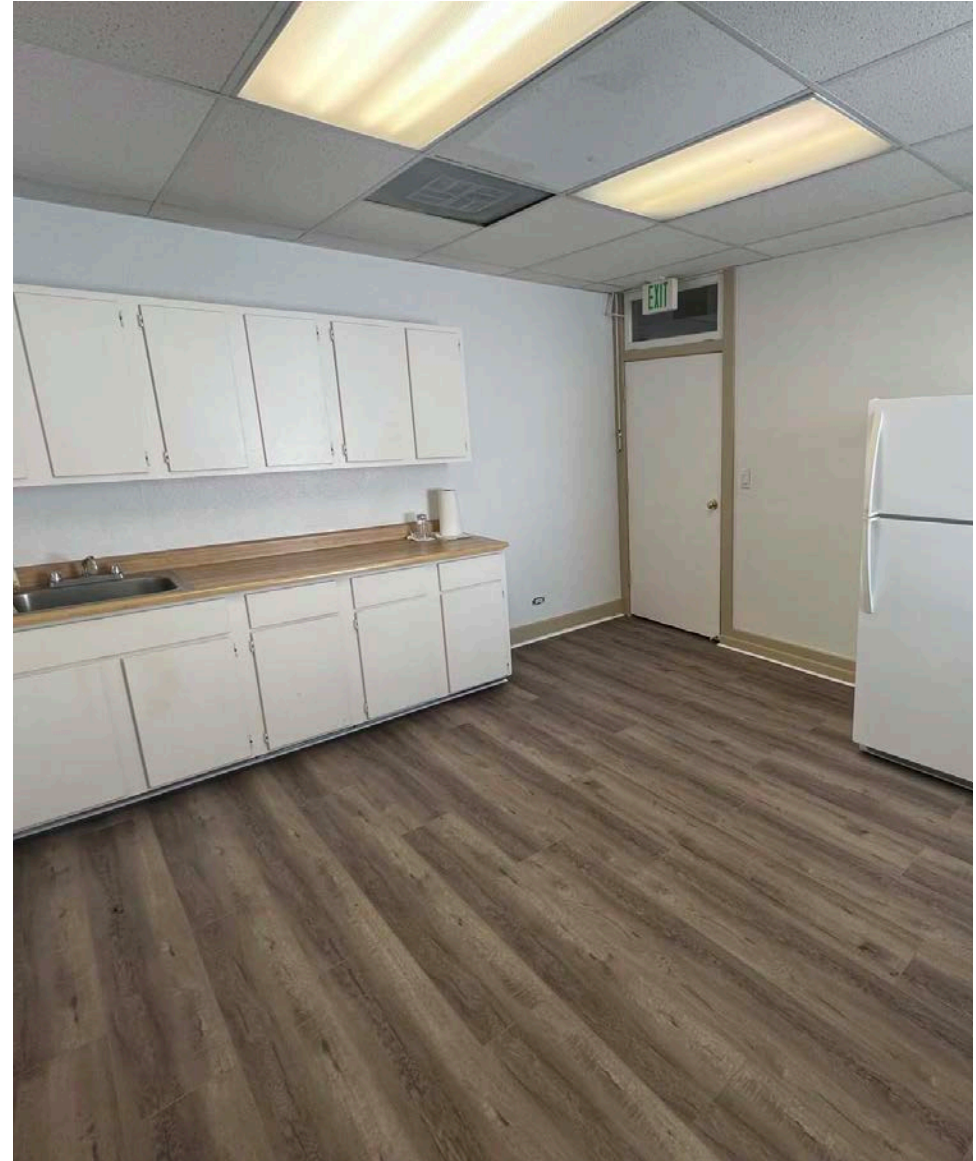
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Pasadena, CA 91106

Corporate ID 02059558

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